



Brownfields Site-Specific Assessment

Hazardous Waste Program fact sheet

7/2006

The Missouri Department of Natural Resources, under a Cooperative Agreement with the U.S. Environmental Protection Agency (EPA), conducts Brownfields Site-Specific Assessments (BSSA) of properties for public entities such as cities, counties and quasi-governmental entities, as well as properties owned by not-for-profit organizations across the state. Often, local governments acquire contaminated properties through foreclosure for back taxes, land donations, or may own property they would like to sell for redevelopment purposes.

These entities sometimes have difficulty finding adequate funding to pay for environmental assessments (all appropriate inquiries, Phase I and Phase II Assessments) prior to redevelopment. The Brownfields Site-Specific Assessment program provides funding and technical assistance to help communities in assessing properties. Often, it is the unknown environmental condition of the property that dissuades developers. Brownfields Site-Specific Assessment provides valuable information that can aid in making decisions regarding the future of the property.

What are Brownfields?

The term 'Brownfield' means real property, the expansion, redevelopment or reuse of which is complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.

Why are environmental site assessments important?

Environmental site assessments determine if contamination is present, and to some degree, the extent of the contamination present at a property. The assessment provides answers to many of the questions regarding potential cleanup costs and environmental liability associated with Brownfield properties. Potential buyers of a brownfield may reduce their liability if the appropriate environmental assessments are performed prior to purchase.

Why is redevelopment of brownfields important?

Redevelopment of brownfields potentially benefits the environment, the community and industry by

- preserving undeveloped greenspace
- cleaning up contaminated properties, thereby mitigating potential health risks
- returning properties to tax rolls
- creating employment opportunities
- removing blight/rejuvenating dilapidated areas

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How does an eligible entity receive Brownfields Site-Specific Assessment assistance from the Department of Natural Resources?

An eligible entity (city, county, or quasi-governmental) would fill out the Brownfields Assessment Application and submit it to the Brownfields/Voluntary Cleanup Section. After the application process is complete the department would hire an environmental contractor to provide a proposal for an assessment.

What type of information is collected during the all appropriate inquiry and Phase I assessment

The following information is collected during the Phase I assessment:

- Records review - all state and federal environmental records will be reviewed to identify any contaminated sites in the vicinity of the property.
- Physical setting - this review will include identification of all physical characteristics of the property including geologic and topographic conditions.
- Property uses - all historic uses of the property and adjacent properties will be identified and all recorded land and title information will be collected back to original development or 1940 whichever is earlier.
- Site reconnaissance - the property and adjacent properties will be observed visually and physically. All evidence of current and historical facilities and uses will be documented.
- Interviews - owners and occupants will be interviewed to obtain information on the recognized environmental conditions in connection with the property.
- All appropriate inquiry – the Brownfields Law required EPA's All Appropriate Inquiry rule to include
 - Inquiry by an environmental professional
 - Interviews with past and current owners, operators and occupants
 - Review of historical sources such as chain of title documents, aerial photographs, building department records, and land use records to determine previous uses and occupancy since first development.
 - Identify data gaps and document when usage information is not available.
- Goal of Phase I assessment is to identify recognized environmental conditions that may be further investigated in the Phase II assessment.

What types of sampling may be conducted during the Phase II assessment?

The following media may be sampled during a Phase II assessment:

- Soil
- Sediment
- Groundwater
- Surface water
- Drums and other containers
- Tanks
- Building materials (i.e. asbestos and lead paint)

What type of report is generated by the Missouri Department of Natural Resources?

The department's contractors will complete a Brownfields Site-Specific Assessment report to include, at a minimum, the following sections:

- Introduction
- Property Description
- Property History
- Soil Characteristics, Geology and Hydrogeology
- Property Reconnaissance and Sampling
- Analytical Results
- Conclusions
- References

What if contamination is found on the property?

Should the assessment reveal contamination on the property, the Missouri Department of Natural Resources will consult with the applicant to discuss the following possibilities:

- Remediation options
- Identification of the actual source
- Participation in the department's Brownfields/Voluntary Cleanup Program where the applicant can pursue cleanup if necessary prior to redevelopment and can receive a Certificate of Completion (COC) letter for the property
- Cleanup standards, goals and technologies
- Available funding mechanisms
- Redevelopment suitability regarding environmental issues (i.e. land use restrictions, nonresidential or residential redevelopment)

For more information

If your interested in requesting a Brownfields Site-Specific Assessment on your property, contact the department at

Missouri Department of Natural Resources
Hazardous Waste Program
P.O. Box 176, Jefferson City, MO 65102-0176
1-800-361-4827 or (573) 526-8913
(573) 526-8922 fax
www.dnr.mo.gov/env/hwp